

CLASSIC LAKES

Request: This is a request for a map amendment on ± 306.21 acres to change the Agricultural or Estate (AE) and Environmental Resource (ER) designation to Semi-Rural Residential (SRR) and Environmental Resource (ER). The applicant proposes to build up to 103 single-family detached dwelling units and has committed to filing a concurrent rezoning application for this site upon initiation of this CPA request.

103
units
304

LRLU Classification	Existing Acreage	Proposed Acreage
Agricultural or Estate (AE)	217.48	
Environmental Resource (ER)	88.74	88.74
Semi-Rural Residential (SRR)		217.48
Total	306.22	306.22

Issues: Issues include:

- (1) Expansion of the Development Area
- (2) Potential park dedication for stream valley park/trail

These issues are addressed below under the appropriate evaluation criteria.

COMPREHENSIVE PLAN POLICY ANALYSIS CRITERIA

- 1. **Economic Development Opportunities** – Ensure adequate land to allow the County to compete for economic development opportunities that will bring new professional and other high-paying jobs. Focus on tourism and historic preservation as positive components of economic development.

Not applicable.

- 2. **Diversity of Housing** – Provide a diversity of housing types at appropriate locations within the County.

It would not be appropriate to seek diversity of housing at this location, as the surrounding development consists of single family detached residential units.

- 3. **Transit-Oriented Development** – Plan for greater emphasis on transit within the Development Area. Encourage developments near future transit corridors to develop in a transit-compatible manner, incorporating provision of transit services, facilities and commuter lots. Where appropriate, encourage higher densities/intensities and mixed uses near transit locations.

Rural
area
← ?

The site is not located near a transit corridor or any transit facilities. Low density development of this type, however, is not transit compatible.

4. **Compatible Land Uses** – Protect existing and planned land uses from the encroachment of incompatible land uses.

Surrounding parcels are designated AE and SRR and are zoned A-1, SR-5 and SR-1. The boundary of the Rural Area is primarily defined by natural and man-made features and Long Branch forms the boundary in this area. The proposed SRR designation would be compatible with surrounding uses as it is consistent with the SRR to the north and east and will be a transition to the AE to the south and west.

5. **Environment and Open Space** – Protect sensitive land and maintain open space.

The area of the proposed CPA includes sensitive soils and intermittent streams. If this application is initiated, appropriate mitigation measures would be studied as part of the concurrent rezoning review and addressed by the applicant. The proposed cluster development will maximize the preservation of the environmental resources and the mature hardwood forest on the property. The applicant will proffer between 50% and 60% of the property as permanently protected open space. The open space preserves perennial and intermittent stream corridors, steep slopes and riparian buffers adjacent to the streams and along the perimeter of the property.

6. **Mixed-Use Neighborhoods** – Encourage, in Development Area locations, livable, planned communities with a mix of residential, nonresidential, public and open space uses at a neighborhood scale.

The site is currently outside the Development Area and will not provide for a mix of uses.

7. **Public Services in the Development Area** – Focus future public services within the Development Area, giving priority to areas of economic development or redevelopment initiatives. Address schools, police stations, fire stations, libraries and other public uses needed in the area.

The proposal will remove over 300 acres from the Rural Area. The proposed concurrent rezoning would have transportation access through the Development Area and connect to existing water and sewer service in the Development Area. If this CPA were to be approved, public sewer could be extended to serve this area. Action Strategy 12 of Sewer Policy 3 states the “the existence or extension of public sewer system in the Rural Area shall not provide justification for altering the land use classifications on the Long-Range Land Use Map.”

8. **Adequate Level of Service** – Encourage adequate public utilities, facilities and associated levels of service, to serve existing and anticipated populations and businesses.

Issues concerning adequate level of service would need to be addressed as part of the evaluation of the concurrent rezoning. The property could be developed by-right with up to 30 dwellings. The proposed concurrent rezoning would provide LOS proffers to mitigate the impact of the 103 dwellings proposed. The concurrent rezoning would provide an opportunity to add a linear and resource based park consistent with the Parks, Open Space and Trails Plan.

9. **Road, Pedestrian and Transit Facilities** – Maintain road capacity at LOS “D.” Consider denial of applications for additional development if existing and proposed facilities cannot absorb additional demand.

The proposal will access through the Development Area and not the Rural Area, however, the additional trips generated by changing the land use designation will increase demand on existing facilities.

10. **Sector Plans** – Use the sector plans to address “areas of concern” that require more detailed planning.

This area is not within a sector plan.

11. **Quality of Life** – Maintain and improve the quality of life for all County residents by preserving open space, protecting valuable environmental resources and encouraging growth in appropriate areas and locations.

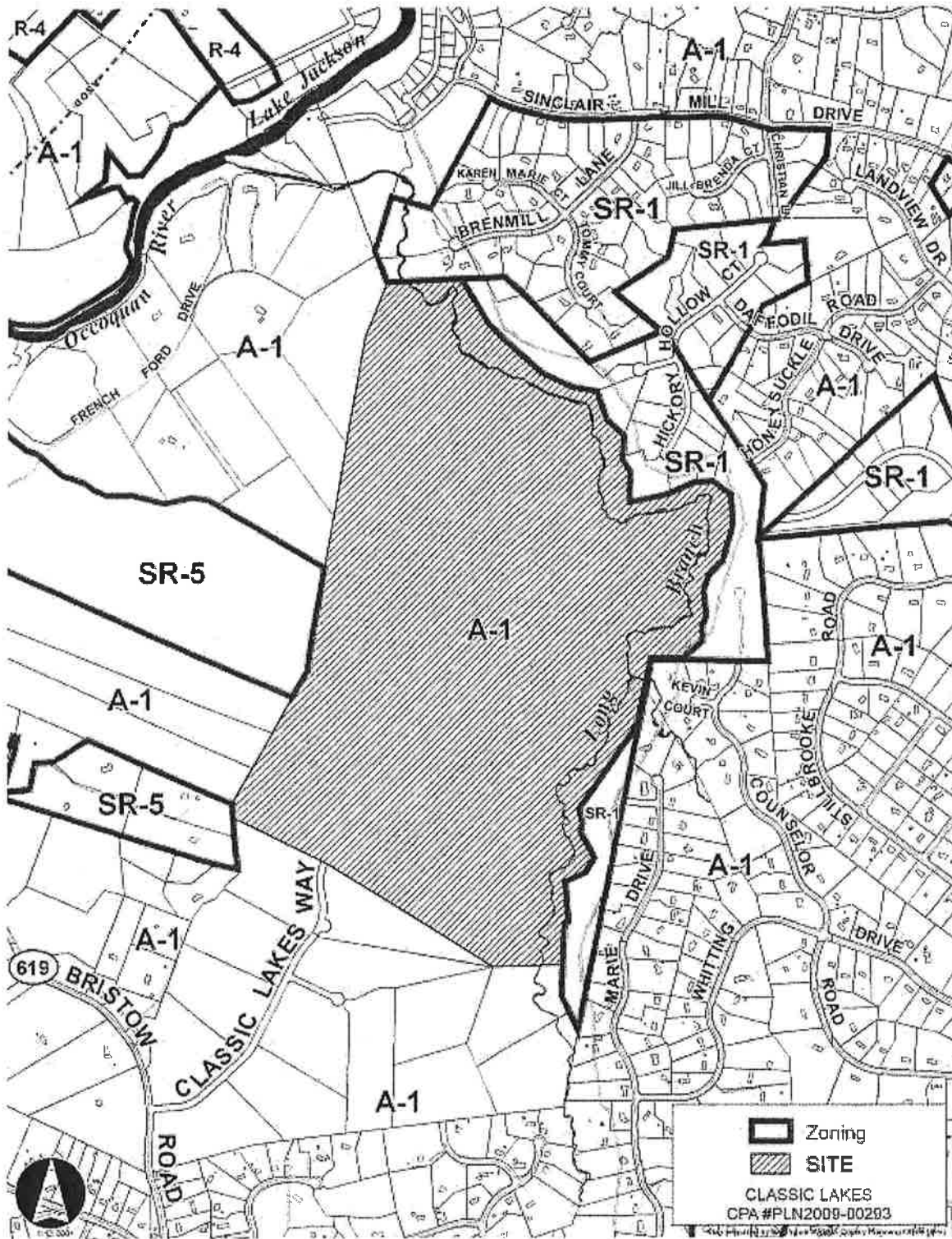
This development could preserve open space and protect valuable environmental resources; however, the Comprehensive Plan does not encourage growth in the Rural Area.

Recommendation: Do not initiate. If initiated, a slightly expanded study area is proposed to have the Rural Area boundary coincide with the existing SR-1 zoning boundary.

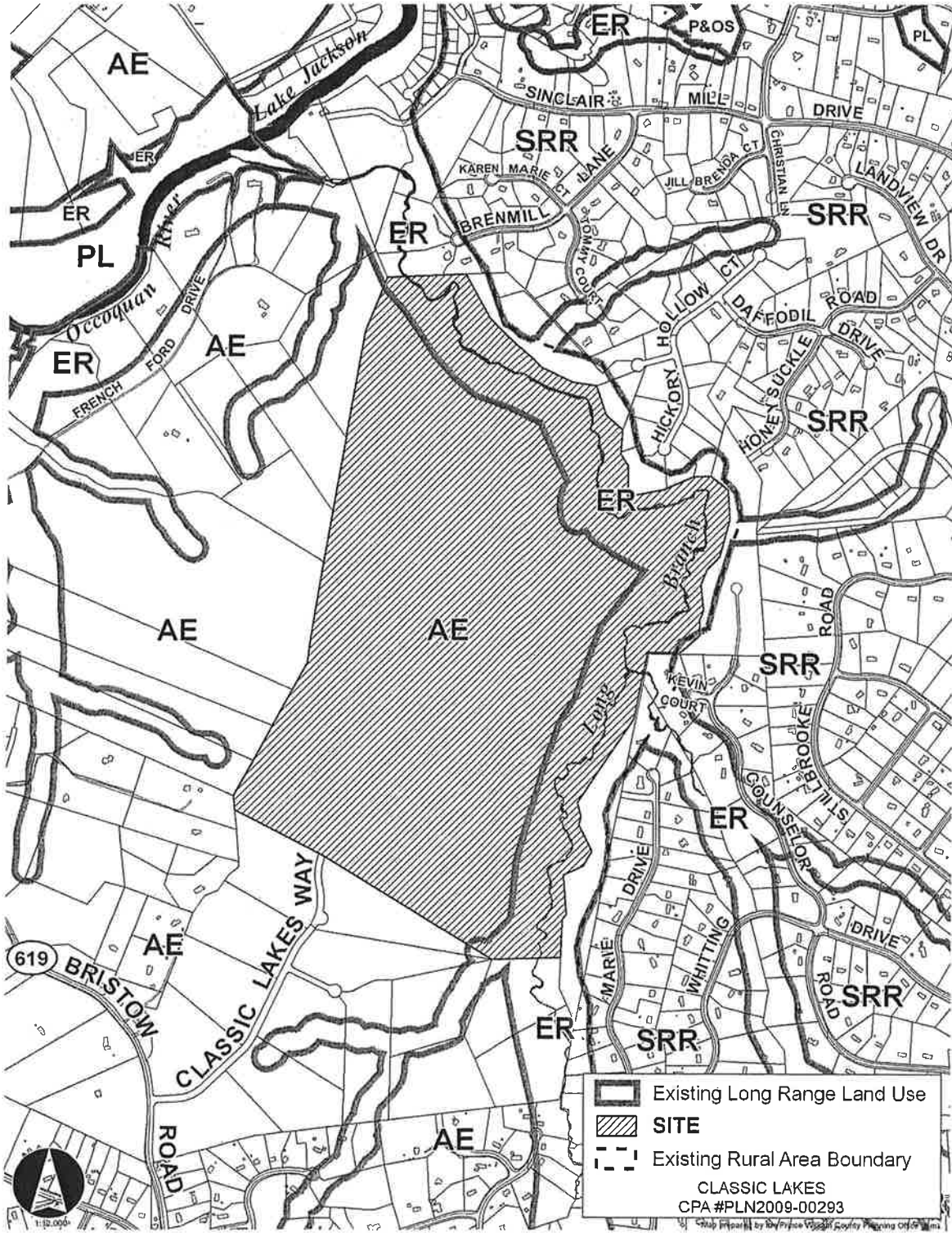
Attachment B - Staff Analysis
Aerial Map



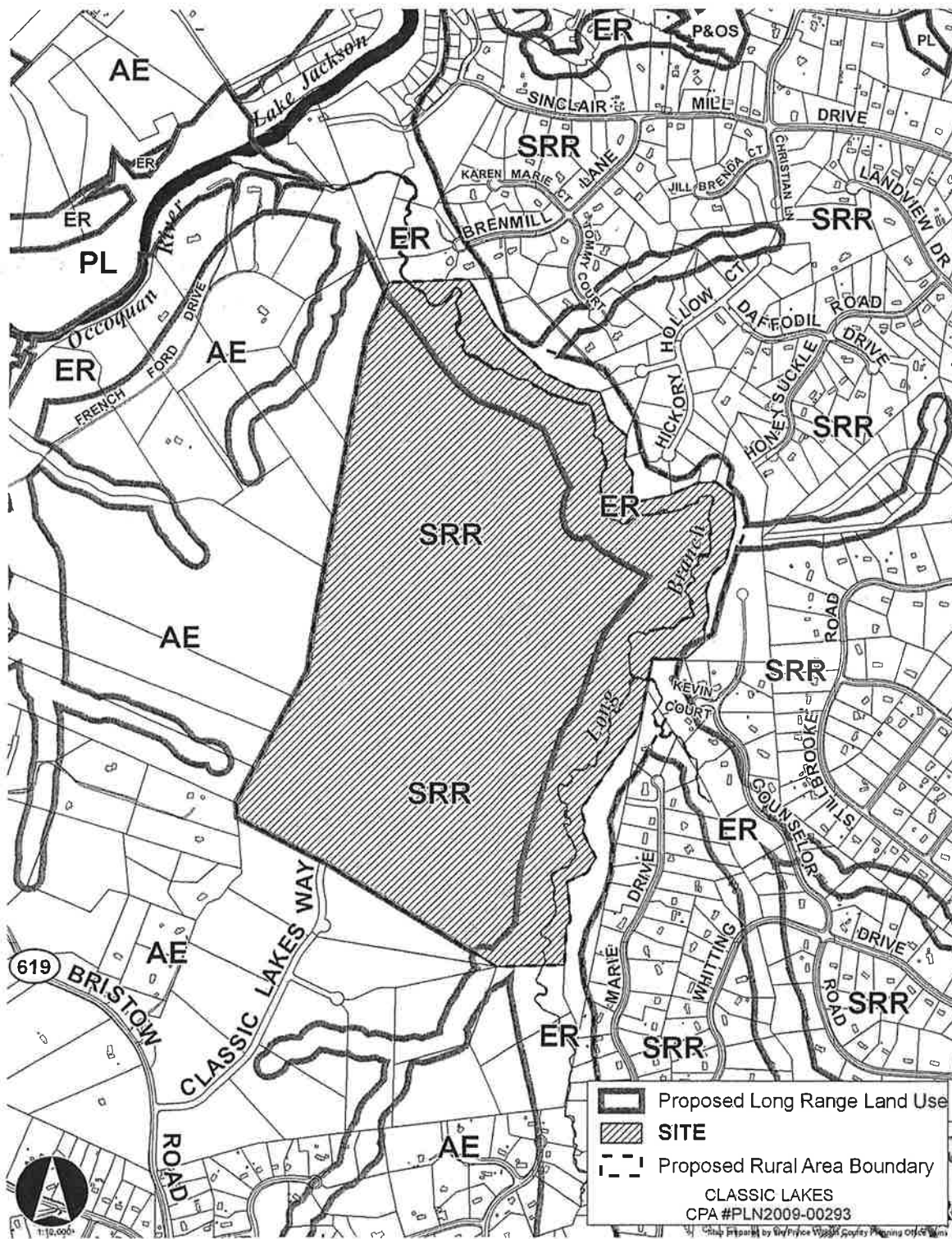
Attachment B - Staff Analysis
Existing Zoning Map



Attachment B - Staff Analysis
Existing Long Range Land Use Map



Attachment B - Staff Analysis Proposed Long Range Land Use Map



Attachment B - Staff Analysis Proposed Long Range Land Use Map

